

# Planning Report

Thursday, October 2, 2014

## NE Quad, Subarea 3 – Wyandotte Woods Multi-Family

### Case Summary

Agenda Item	2
Case Number	14-098FDP
Proposal	Three multiple family apartment buildings to exceed the permitted height of the development text.
Request	Review and approval of a minor development text modification under the provisions of Zoning Code Section 153.050.
Site Location	West of Wyandotte Woods Boulevard, 1,000 feet north of the intersection with Emerald Parkway within Subarea 3 of the Northeast Quadrant Planned Unit Development District.
Owner	Homewood Corporation.
Applicant	Jason Kambitsis, A.R. Building Co.
Case Manager	Jennifer Rauch, AICP, Senior Planner   (614) 410-4690   <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>
Planning Recommendation	<u>Approval of Minor Text Modification</u> To modify the development text to allow the building height to be increased to 47 feet, 6 inches tall with the stipulations the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood, and aim to preserve the existing natural features.



City of Dublin

14-098FDP  
Final Development Plan  
NE Quad, Subarea 3 -- Wyandotte Woods  
Summitview Road

0 400 800  
Feet



Facts	
Site Area	13.3-acre site
Zoning	PUD, Planned Unit Development (NE Quad plan, Subarea 3).
Surrounding Zoning and Uses	<p>All land surrounding the site is zoned PUD as part of the Northeast Quadrant Planned District. Surrounding sites include:</p> <p>North: Single Family homes in the Wyandotte Woods Subdivision</p> <p>South: Dublin Scioto High School</p> <p>East: Multiple Family in the Residences at Scioto Crossings</p> <p>West: Dublin Scioto High School sport fields</p>
Site Features	<ul style="list-style-type: none"> <li>• Topography slopes 12 feet from north to south.</li> <li>• Heavily wooded with mature trees, especially to the south and east.</li> <li>• Retention pond in the northeast portion of the site constructed as part of the infrastructure for Wyandotte Woods, Section 8.</li> </ul>
Site History	Site history provided at the end of this report.
Neighborhood Contact	<p>Prior to the informal reviews by the Planning and Zoning Commission, the developer met with representatives of adjacent neighborhoods and the East Dublin Civic Association. The developer explained the site context and surroundings, site influences, relationship to adjacent uses, density, and site layout. The building architecture was also discussed, including building heights.</p> <p>Additionally, City representatives, including Planning met with the neighbor to discuss topics related to the overall neighborhood, with extensive discussion regarding the current request. The neighborhood representatives expressed significant concern over the proposed increase in building height, the overall design and character of the proposed development, and the how the project is integrated into the overall Wyandotte Woods neighborhood.</p>

Details	Minor Text Modification
Proposal	<p>The applicant is requesting approval of a minor text modification to permit the three multiple-family buildings to exceed the permitted height within the development text by 12 feet, 6 inches. The current text has a height limitation of 35 feet. The applicant would like to proceed with the proposed development; however, understanding the sensitivity of the request for the increase building height, the applicant is requesting review and approval of the minor text modification prior to submitting the final development plan for approval by the Planning and Zoning Commission.</p>



## Details

## Minor Text Modification

### Site Context

The proposed conceptual plan retains the buildings generally in the center of the site with the main public entry from Wyandotte Woods Boulevard at the northeast corner of the site.

The private interior street connects the site from east to west and includes on-street parking. A secondary emergency access point is in the northwest portion of the site between two single-family lots in Section 8 of the Wyandotte Woods subdivision.



Parking for the apartments continues to be proposed to the rear of each building in smaller pods separated by landscaping. There are two access points to the parking areas from the main drive. An additional version of the three building layout includes deferred parking locations in lieu of meeting Code required parking, along the southern drive aisle adjacent to the trees.

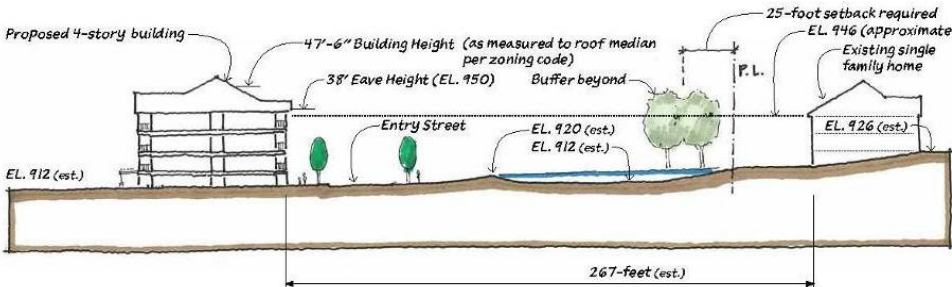
Walking trails are shown throughout the parking areas as well as along the main drive and in the northern open space. The area north of the private entrance road includes the large open space with an existing stormwater management pond, a relocated second pond, the clubhouse and the pool.

The proposed plan preserves trees in the east and southeast portions of the site, which based on a field study conducted by Planning are the trees in the best condition. A detailed tree survey will be required with the final development plan application. A third retention pond is indicated in the south portion of the site.

### Request

The development text limits the height of buildings to 35 feet. The Code-measured height for the proposed buildings is 47 feet, 6 inches.

The minor text modification will allow the building height to be increased to 47 feet, 6 inches tall with the stipulations the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood, and aim to preserve the existing natural features. The proposed three building layout provides larger, higher buildings; however, the layout allows for a much greater buffer and additional open space, and a generally less cluttered feel for the site. The additional buffering for existing and future single-family residents to the north and the preservation of significant trees to the south and east is encouraged with the proposal.

Analysis	Minor Text Modification
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.
Consistency with the Community Plan and Adjacent Development	<p><i>Met.</i> The Future Land Use designation within the Community Plan for the site is Suburban Residential – Medium Density, which includes multiple-family uses. The proposed three building layout provides larger, higher buildings; however, the proposed plan takes advantage of the site topography by placing the building foundation approximately 14 feet lower than that of the nearest single-family home. The applicant has provided section drawings to illustrate relationships to adjacent planned homes. The elevations illustrate that the eave lines of the proposed four-story buildings and the nearest single-family home are essentially the same due to the difference in grade.</p> 
No Significant Alteration of Uses or Density	<i>Met.</i> The proposed text modification does not alter the density or the permitted or conditional uses within the approved development text.
Higher Quality Development	<i>Met.</i> The proposed height increase allows for three taller buildings, which provides a more consolidated development area, which provides for greater tree replacement, buffering and open space preservation. As the application moves forward, the proposal will need to ensure the overall design character and streetscape is compatible with the existing neighborhood.
General Development Criteria	<i>Met.</i> The proposed modification will allow for the general development criteria to be achieved.
Adverse Impacts	<i>Met.</i> The character of multiple-family housing within this area of Dublin is largely two-story buildings with some three-story buildings near Sawmill Road. However, the use of the existing topography minimizes the overall height increase and provides an opportunity to ensure more trees are preserved and an increased open space area. The large stand of existing trees on the east side of the main access point will help soften the view to the entrance to the overall neighborhood. The proposed building layout provides a significant open space buffer to the homes on the north

Analysis		Minor Text Modification
		boundary, and causes minimal impacts to the existing athletic fields and open space along the remaining site boundaries.
Recommendation		Minor Text Modification
Approval		Planning supports the minor modification to the development text allowing the building height to be increased to 47 feet, 6 inches tall with the stipulations the building and site layout utilize the site topography, ensure increased setbacks from the existing neighborhood, and aim to preserve the existing natural features.

### **MINOR DEVELOPMENT TEXT MODIFICATION**

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

## **SITE HISTORY**

- 1990: PUD zoning approved for NE Quad Planned Development
- 1995, 2003 and 2005: amendments to approved preliminary development plan (not involving this Subarea)
- November 2007: informal review for a 135-unit apartment development on this site (Case 07-103INF)
- July 2008: second informal review prior to the submission of a formal final development plan (Case 08-058INF)
- June 18, 2009: denial of final development plan for 110-unit multiple family development (Case 09-018FDP)
- September 16, 2010: The Commission informally reviewed and discussed a proposal for a 110-unit multiple-family development. Three residents from the neighborhood also provided comments. While acknowledging some improvements from what was submitted to the Commission in 2009, the Commissioners did not believe that the modifications adequately addressed previous comments and concerns. The Commission stated that the proposal continues to create a separated environment with unusable open space and an uninviting streetscape lacking any pedestrian realm. A record of the meeting was forwarded to City Council.
- May 15, 2014: The Commission informally reviewed and discussed a proposal for a 120-unit multiple-family development in three, four-story buildings. The Commissioners discussed the improvements from the previous proposals for development. Some Commissioners favored the benefits of having taller buildings and the benefits of preserving trees and providing more open space, particularly given the topography of the site. Some Commissioners were concerned about the proposed height of the buildings and how they would fit within the existing neighborhood. They discussed the single entrance for this development and the potential for it diverting traffic through the Wyandotte Woods neighborhood. The Commission was also concerned about the proposal for covered parking and the proposed architecture. Some Commission members suggested that four-story buildings could be accepted but would require high-quality architecture and materials. Commissioners advised the applicant to investigate parking below the building to decrease the surface parking. The Commission encouraged the applicant to make the clubhouse and pool a visually amenity for the residents.
- July 17, 2014: The Commission informally reviewed and discussed the revised proposal for a 120-unit multiple-family development. Adjacent residents commented on the importance of using high quality materials, tree preservation and creating a community with enduring value. The Commission complimented the applicant on the improved architecture and preferred the eliminated of the previously proposed covered parking. Commissioners suggested increasing the open space to the north by moving buildings farther south. The Commission agreed with staff for the need to downplay the emergency access drive and encouraged the applicant to



make sure that all details for the buildings are well thought out and materials are selected carefully. Commissioners emphasized the importance of tree preservation and creating quality stormwater management facilities.